

CITY OF WATERVILLE

REGULAR MEETING

COUNCIL MINUTES
MEETING BEING HELD VIA ZOOM

JANUARY 19, 2021

MEMBERS OF THE PUBLIC WHO WISH TO PARTICIPATE IN THE MEETING MUST CONTACT THE CITY CLERK'S OFFICE BY 5 P.M. ON THE DATE OF THE MEETING TO RECEIVE LOG IN OR CALL IN CREDENTIALS.

LIVE STREAMING IS AVAILABLE VIA A LINK BEING PROVIDED ON THE CITY'S WEBSITE ON THE MAIN PAGE AT WWW.WATERVILLE-ME.GOV.

PUBLIC COMMENTS AND QUESTIONS SHOULD BE EMAILED TO
PUBCOMMENT@WATERVILLE-ME.GOV

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REGULAR MEETING

7:00 P.M.

PRESENT:

J COELHO, MAYOR
STEPHEN DALY, CITY MANAGER

COUNCILORS:

MICHAEL MORRIS, FLAVIA OLIVEIRA, THOMAS KLEPACH,
REBECCA GREEN, RICHARD FOSS, CLAUDE FRANCKE, ERIK
THOMAS

PLEDGE OF ALLEGIANCE

DISCLOSURE OF CONFLICT OF INTEREST

NONE WERE DISCLOSED

APPROVAL OF CONSENT AGENDA

MINUTES OF CITY COUNCIL MEETING OF JANUARY 5, 2021

RESOLUTION 22-2021 ROLL OF ACCOUNTS NO 2

Motion Made and Seconded for Approval of Consent
Agenda

Vote: All in Favor (7-0)

Motion Made and Seconded to Read All Items by Title
Only

Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

UNFINISHED BUSINESS

ORDER 286-2020 AMENDMENT TO ORDER 65-2019 (SOLAR FACILITY SITE)

Motion Made and Seconded to Postpone to the Next Meeting

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

ORDER 275-2020 APPROVING TAX INCREMENT FINANCING DISTRICT
(COLBY MAIN STREET PROPERTIES) AND RELATED
DEVELOPMENT PLAN

Motion Made and Seconded to Postpone to the Next Meeting

Councilor Klepach asked how it is determined what parts of an area are included in a TIF.

Michael Roy said that the city decides.

City Manager Daly explained that we are working with our TIF expert to determine the best uses for the money so that the proposal is solid when it goes to the State for approval.

Councilor Thomas added that a TIF can change over time.

Councilor Green questioned who sets the eligible uses of TIF funds.

Mike Roy said that the state can veto uses, adding that we need to do our homework.

Councilor Thomas expanded by saying that we want to give ourselves some leeway so that we have some flexibility in how we spend the money.

Mr. Roy stated that we want to create a broad description of uses.

Mr. Daly added that marking activities would be an example of a broad description of an allowable use.

Mr. Roy noted that the article in the Sentinel had a headline of "Colby TIF" but clarified that the benefits of the TIF do not accrue to Colby and that we might want to consider changing the name of the Order. Mayor Coelho reiterated that the TIF money stays with Waterville.

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

ORDINANCE 21-2021 AMENDMENT TO ZONING (155 KMD)

Motion Made and Seconded to Adopt
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

NEW BUSINESS

RESOLUTION 23-2021 WAIVER OF FORECLOSURE OF MUNICIPAL TAX LIENS

Motion Made and Seconded to Adopt
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 24-2021 ABATEMENT OF UNCOLLECTABLE PERSONAL PROPERTY
TAXES

Motion Made and Seconded to Adopt
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 25-2021 RECONCILIATION OF REMAINING 2013 AND 2015 BOND
FUNDS

Motion Made and Seconded to Adopt
Michael Roy explained that this reconciliation is a result of the IRS audit of the 2013 bond that reviews if you spent the bond money on appropriate expenditures and if you spent the money in a reasonable amount of time. Roy acknowledged that the city had not done a good job at closing out bond projects and pledged that the city would do a better job.
Mr. Roy said that the remainder of the 2013 bond will be applied towards the principle which will retire it. Mr. Roy noted that the department heads now know to reallocate bond money if not all spent.
Councilor Morris asked for an update of the 2019 bond projects, to which City Manager Daly directed Finance Director Berles to send out an update to the City Councilors.
Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 26-2021 RECONCILIATION OF PRIOR CAPITAL PROJECT ACCOUNTS

Motion Made and Seconded to Adopt
City Manager Daly explained that the auditors have suggested a transfer to the Capital Projects Fund as a housekeeping measure and noted that the City Council must vote to transfer these funds.
Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 27-2021 APPOINTING APRIL CHIRIBOGA TO THE PLANNING BOARD.

Motion Made and Seconded to Adopt
Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 28-2021 REFERRAL TO THE PLANNING BOARD (AIRPORT INDUSTRIAL)

Motion Made and Seconded to Adopt
Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 29-2021 SUPPORT FOR THE FEDERAL RESERVE BANK OF BOSTON'S WORKING COMMUNITIES CHALLENGE INITIATIVE AND ASSOCIATE GRANT OPPORTUNITIES

Motion Made and Seconded to Adopt
Garvan Donegan of the Central Maine Growth Council explained that the goal was to articulate support from the City Council and have this document accompany the grant application being submitted by January 31st. Councilor Francke noted the number of stakeholders listed in the document.
Councilor Green shared that public input is still being solicited and that the comments can be sent to Garvan Donegan through contact information that can be found by searching Waterville Corridor Project or by calling him.
Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

COUNCILOR UPDATES

Councilor Francke shared that he had attended a Zoom meeting with students from the Alford Commons and Chief Massey and Colby administration to discuss parking in the downtown. Mr. Francke said that it was a good meeting to clear the air about parking. Mayor Coelho said that the students had been told that they would enforce that there is no student parking allowed in the Concourse from 7 a.m. to 7 p.m. City Manager Daly said that Chief Massey would post no parking signs in the Concourse from Midnight to 6 a.m. Councilor Oliveria stated that it was nice to see this issue moving forward. Mayor Coelho noted that he was going to reevaluate the Parking Committee.

Councilor Klepach shared that he had received letters regarding dam removal to further salmon runs and shared a note he had received from a young man from Phippsburg.

COMMUNITY NOTES

Jennifer Bergeron shared her idea of having a competition between residents of the Town of Winslow and the City of Waterville regarding patriotic decorations around the Fourth of July. Mayor Coelho suggested we expand the competition to other communities as well and stated a willingness to help organize this.

MANAGER'S REPORT

Outgoing Manager Mike Roy explained that they hoped to have the Executive Assistant's position filled soon.

Councilor Thomas noted that this was Mike Roy's last City Council meeting and said that he was happy for him, but sad to see him go. Mr. Roy said that he was happy to be able to help Mr. Daly with the transition and assured the City Councilors that they had made a good choice.

Motion Made and Seconded to Adjourn
Adjourned at 7:55 p.m.

_____ City Clerk